

## **SUPPORTIVE HOUSING COALITION OF NEW MEXICO**

Since 1996, the Supportive Housing Coalition of New Mexico has been providing permanent supportive affordable housing to some of New Mexico's most vulnerable residents. The mission of SHC-NM is to prevent and reduce homelessness and to increase the quality of life for people with behavioral health issues in New Mexico by creating and preserving permanent and affordable supportive housing through housing development and rental assistance programs.

### **RENTAL ASSISTANCE PROGRAMS**

SHC-NM first pioneered the use of a "Housing First" model of permanent supportive housing in New Mexico in 2005. Utilizing funds from the City of Albuquerque, SHC-NM has housed over 700 individuals and families through their Housing First Program.

#### **Housing First Model**

- First and foremost, homeless is a housing problem and should be dealt with as such
- Housing is a right to which everyone is entitled – it is not a privilege to be earned
- Housing First is an approach that centers on providing individuals and families experiencing homelessness with access to permanent housing as quickly as possible and with no time limit on the length of stay
- Housing First participants have a standard lease that is not contingent on participation in services
- Housing First provides an array of comprehensive services to promote housing stability and prevent a return to homelessness on an as-wanted and as-needed basis by the participant
- Housing First is NOT a first come-first served program
- Housing First intentionally seeks out individuals and families that have experienced long term homelessness and serves those with the highest need and most vulnerability first
- Housing First is always permanent housing – meaning that as long as the participant is following the terms of their lease and not disrupting the reasonable enjoyment of their neighbors that they have the same security of tenure as any other renter.
- Housing First has the benefit of being consistent with what most people experiencing homeless want and seek help to achieve. If you ask someone who is living on the streets "what do you need?" Their answer will be "I need a place to live".
- Research indicates that Housing First is effective at both quickly placing and maintaining people in housing and at reducing the costs associated with the use of emergency services and engagement with the criminal justice system.

Chronically homeless individuals and families are frequent users of public services such as emergency rooms, jails, institutions and emergency shelters.

The average monthly rental cost per voucher for a one-bedroom apartment in ABQ is \$550 per month/ \$6,600 annually

Compare a voucher cost to other public services:

- A recent study estimated that it costs between \$40,000 and \$150,000 per year in emergency services, incarceration, emergency shelters and hospitalizations when a person is living on the streets.
- Housing a family for a year costs approximately \$6,000 to \$10,000
- According HUD, the annual cost of a shelter bed is \$8,076
- The ABQ Heading Home Initiative has saved the City \$3.2 mil over the past three years.

## SUPPORTIVE HOUSING COALITION OF NEW MEXICO

### RENTAL ASSISTANCE PROGRAMS

Program	Funding Source	2014-15 Budget	Population Served	Households Served
Housing First	City of Albuquerque	\$1.7 mil	<ul style="list-style-type: none"> <li>Chronically Homeless with Medical Vulnerability</li> </ul>	230
Sevagram	US Dept. of Housing & Urban Development	\$197,901	<ul style="list-style-type: none"> <li>Chronically Homeless</li> </ul>	21
Pathways	US Dept. of Housing & Urban Development	\$129,730	<ul style="list-style-type: none"> <li>Chronically Homeless</li> </ul>	13
Homeward	US Dept. of Housing & Urban Development	\$144,064	<ul style="list-style-type: none"> <li>Chronically Homeless</li> </ul>	21
Transitions	Dept. of Children, Youth and Families	\$166,000	<ul style="list-style-type: none"> <li>Youth Aging Out of Foster Care or Juvenile Justice Systems</li> </ul>	21
Crisis Housing	Optum Health	\$40,000	<ul style="list-style-type: none"> <li>Housing for persons exiting psychiatric facilities, jails or other institutional settings</li> <li>Up to 120 day stay</li> </ul>	4 crisis units located at Sunport Plaza
Move In and Eviction Prevention	Optum Health	\$42,500	<ul style="list-style-type: none"> <li>Financial Assistance for upfront costs to obtain housing</li> <li>Financial Assistance for persons facing eviction or utility shut-off</li> <li>One time assistance of up to \$600</li> </ul>	Approximately 60-80 annually

### OUTCOMES

#### Voucher Programs

- 91% of all households remained in the program for at least 12 months – HUD Performance Standard is 80% for 12 months
- 70% successfully transitioned to other forms of permanent housing such as Section 8, rental housing without any rental subsidy
- In April 2014, one family transitioned to home-ownership after only 2 years in the Sevagram program. Prior to entering the Sevagram program, this family of five was sleeping in their car.

#### Move In and Eviction Prevention Program

Since 2000, the program has assisted over 1,300 households and distributed over \$450,000

## **AFFORDABLE HOUSING DEVELOPMENT**

SHC-NM plays many roles in the development of affordable housing serving as developer, general partner, owner and manager through new construction and acquisition and rehabilitation.

### **Size of Portfolio and Projects Under Development**

- 8 properties – 6 in ABQ and 1 in Gallup and 1 in Las Vegas
- Some properties are exclusively for special needs tenants; some have Set-asides for special needs tenants with mixed income; some are affordable to special needs, lower income and homeless households
- SHC-NM self-manages 6 properties – 2 are managed by a third party management company
- New construction
  - 2 HUD 811s
  - 4 LIHTCs
- Acquisition/Rehabilitation
  - 2 properties
- The three latest projects are mixed income – philosophy is not to segregate people by income or disability
- Downtown@700 2<sup>nd</sup> has 18 project -based vouchers through the Bernalillo County Housing Authority
- Lead Platinum or Gold certified – 3 properties
- New Development
  - Predevelopment phase – housing for homeless Native Americans who live off reservation.
  - Partnering with another housing non-profit for development
  - Partnering with a service agency that primarily services the Native American population

# Supportive Housing Coalition of New Mexico

Housing Project Name	Project Address	# of Units	Type of Project	Eligibility Requirements	Area Median Income	Rents	Utilities
Redlands Apartments	5901 Redlands Road, NW Albuquerque, NM	18	HUD 811	Must have a disability	30% or less	1 Bedroom - \$545	All Bills Paid
West Central	5817 Central Ave., NW Albuquerque, NM	13	Market	None	12 units @ Market 1 unit - Manager	1 Bedroom - \$575	All Bills Paid
Sunport Plaza	1313 Wellesley Avenue, SE Albuquerque, NM	80	Mixed Income	Income restrictions for 30 units	30 units @ or below 50% 50 units @ Market	Studio - \$399 1 Bedroom - \$499	All Bills Paid
Silver Gardens I	100 Silver Ave. SW Albuquerque, NM	66	Low Income Housing Tax Credits - Mixed Income	Set-aside for special needs tenants	9 units @ 30% or less 26 units @ 50% 21 units @ 60% 10 units - no income	Studio - \$290 (30%) Studio - \$511 (50%) Studio - \$621 (60%) Studio - \$685 Market 1 Bedroom - \$300 (30%) 1 Bedroom - \$536 (50%) 1 Bedroom \$654 (60%) 1 Bedroom - \$775 Market 2 Bedroom - \$357 (30%) 2 Bedroom - \$640 (50%) 2 Bedroom - \$782 (60%) 2 Bedroom - \$1,075 Market	Tenant
Silver Gardens II	100 Silver Ave. SW Albuquerque, NM	55	Low Income Housing Tax Credits - Mixed Income	Set-aside for special needs tenants	7 units @ 30% or less 19 units @ 50% 20 units @ 60% 9 units @ Market		
Downtown @ 700-2nd	700 2nd St. NW Albuquerque, NM	72	Low Income Housing Tax Credits - Mixed Income	10 units set-aside for chronically homeless	10 units - CH 8 units @ 30% or less 9 units @ 40% 27 units @ 50% 5 units @ 60% 13 units @ Market	Studio - \$499 (30%) Studio - \$423 (40%) Studio - \$499 (50%) Studio - \$525 (60%) Studio - \$525 Market	All Bills Paid
Chuska	2534 E. Aztec Gallup, NM	30	Low Income Housing Tax Credits - Mixed Income	10 units for homeless families	10 units @ 30% or less 20 units @ 60% or less	2 Bedroom - \$322 (30%) 2 Bedroom - \$555 (60%) 3 Bedroom - \$372 (30%) 3 Bedroom - \$645 (60%)	Tenant
Vista Gallinas	2525 Ridge Runner Rd Las Vegas, NM	15	HUD 811	Must have a disability	14 units @ 30% or less unit - Manager	1 Bedroom - \$578	All Bills Paid
	<b>Total Units</b>	<b>349</b>					